

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-C-20-RZ **Related File Number:**
Application Filed: 10/29/2020 **Date of Revision:**
Applicant: DK DEVELOPMENT

PROPERTY INFORMATION

General Location: East side of Beeler Rd., south of Chloe Dr.
Other Parcel Info.:
Tax ID Number: 20 021201 **Jurisdiction:** County
Size of Tract: 2 acres
Accessibility: Beeler Road is a minor collector with a 15.3-foot pavement width inside a 60-foot right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residence
Surrounding Land Use:
Proposed Use: **Density:** 4 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area contains single family residential uses, though the lot sizes vary. Lot sizes in the adjacent PR neighborhood to the north are mostly 0.20 acres; lot sizes of the nearest lots in the PR development to the west are approximately 1 to 1.5 acres. Surrounding properties were rezoned to PR in the mid-1990s and in 2007.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 6900 Beeler Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, PR zoning is adjacent to the north, south, and east
History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Michelle Portier

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) zoning at 4 du/ac, because it is consistent with the Northeast County Sector Plan's LDR (Low Density Residential) designation and consistent with surrounding development.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. There is an increased need for small-scale housing. The proposed rezoning would create an opportunity for this need to be met as it would become part of the development adjacent to the south.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. Each planned development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. Built at allowed maximum density, the development would result in 8 dwelling units.
2. The property is located in FEMA Flood Zone X but does not contain any floodplain areas.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The current sector plan designation supports PR zoning with up to 5 du/ac in the Planned Growth Area of Knox County.

Action:

Approved

Meeting Date: 12/10/2020

Details of Action:

Summary of Action:

Approve PR (Planned Residential) zoning at 4 du/ac, because it is consistent with the Northeast County Sector Plan's LDR (Low Density Residential) designation and consistent with surrounding development.

Date of Approval:

12/10/2020

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 1/25/2021

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: